

89 Poplar Street  
Rural Red Deer County, Alberta

MLS # A2232065

**\$1,349,900**



**Division:** Petrolia Indust.

**Type:** Business

**Bus. Type:** Storage

**Sale/Lease:** For Sale

**Bldg. Name:** Red Deer Store-It

**Bus. Name:** -

**Size:** 16,331 sq.ft.

**Zoning:** C-2

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** Metal

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 1.00 Acre

**Sewer:** -

**Lot Feat:** Paved

**Inclusions:** Refrigerator, Stove, Dishwasher, Washer, Dryer, Window Coverings, Central Vac & Attachments, Water Softener, Upstairs Mounted TV, Downstairs Mounted TV, Security Camera System, Side-by-Side, Snow Blower, Backpack Leaf Blower, Car Lift

Red Deer Store-It Inc. is a well established Storage business located in a prime location in the Petrolia Industrial Park, just south of Westerner Park. There are 95 total storage units, including 73 Cold Storage units, and 22 heated storage units. There is also 1753 s.f. of beautifully finished living space, an office, and plenty of garage and storage space used to service the business. The East building is entirely used for storage units, measuring 40'3" x 190'6: (7,668 s.f.), and the West building contributes 40'3" x 139'9" (5,625 s.f.) for a total of 13,293 s.f. of storage unit space. The property is fully paved, has security cameras covering the entire property, is connected to municipal water & sewer, & perimeter fenced, with a security gate. The heating systems consist of Infrared tube heater in garage/shop; 1 direct vent furnace in the heated storage area; 1 direct vent furnace in the residence, and electric baseboard heat in the garage, half bath & tool room. The residence has been very nicely upgraded, featuring neutral colours, laminate flooring, and includes 3 Bedrooms, 2 Bathrooms, & Central Air Conditioning. There is a full RMS floor plan in supplements. The Garage/Shop also comes with a 2 piece bathroom, and the car lift is included with the sale!